

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction OCEANSIDE

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						20	92				
(10) Total by Income Table A/A3			0	0	20	92					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	8	0	12	20	0
No. of Units Permitted for Above Moderate	92	0	0	0	0	92	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1549	84	0	0	0	0	0	0	0	0	84	1465
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	1178	55	0	0	0	0	0	0	0	0	55	1123
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		1090	16	20	0	0	0	0	0	0	0	36	1054
Above Moderate		2393	159	92	0	0	0	0	0	0	-	251	2142
Total RHNA by COG. Enter allocation number:		6210	314	112	0	0	0	0	0	0	0	426	5784
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Accessory Dwelling Units	Complete zoning amendments in compliance with AB1866	2015	The City will complete the necessary amendments to the Zoning Ordinance in 2015.
Farm Worker Housing	Amend zoning regulations in conformance with the Employee Housing Act of 2013	2015	The City will complete the necessary amendments to the Zoning Ordinance in 2015
Adequate Residential Sites to Accomodate the RHNA	Continue to maintain adequate sites for new housing development commensurate with the RHNA throughout the planning period.	2020	The City will continue to monitor its land inventory available for residential development.
Transit Oriented Districts (TOD)	Seek available grant funding to facilitate TOD and smart growth throughout the planning period.	2020	The City will be applying for grants to continue implementation of the Coast Highway Vision and Strategic Plan and other designated smart growth areas in the city. Traffic pattern studies along the Coast Highway corridor were initiated in 2014.
Emergency Shelters and Transitional Housing	Amend zoning regulations in conformance with SB2 within one year of HE adoption	2014	Completed. The zoning amendments were adopted in 2014.
Section 8 Housing Choice Vouchers	Seek Federal funding for Section 8	2020	The City currently administers 1,500 Section 8 vouchers. The current HCV

			open wait list approximately 7 years.
Manufactured Home Rental Adjustment Program	Continue to process an average of 17 applications per year under this program and special adjustments in 1-2 cases per year.	2020	The City administered this program for 19 mobilehome parks for a total of 3,436 units during this reporting period.
Coastal Zone Replacement Housing	Replace any units occupied by low income residents that are lost through demolition.	2020	No units were required to be replaced during this reporting period.
Acquisition/Rehabilitation	Assist affordable housing developers in the acquisition and rehabilitation of exsiting complexes.	2020	There are currently no acquisition/rehab projects pending as existing funding sources have been dedicated to new construction projects in progress.
CDBG Funded Owner-Occupied Housing Rehabilitation	Continue to implement the Housing Rehab program by offering low interest loans to low income households	2020	No rehab loans were processed during the reporting period. Housing staff will be updating the program guidelines to align with current housing market conditions.
Manufactured Home Matching Grant Program	Provide matching grant funds for very low-income households for the rehabilitation of mobilehomes.	2020	The City processed 21 mobilehome rehab grants during this reporting period.
Code Enforcement	Respond to code enforcement issues in a timely manner.	2020	The City's Code Enforcement program successfully processed over 5,900 code complaints in 2014.
Low-Income Homebuyer Assistance	Provide financial assistance to low-income first-time homebuyers and to Section 8 FSS program participants.	2020	The City provided 4 first-time homebuyers with downpayment and closing cost financial assistance during this reporting period.
Housing Revenue Bonds	Issue bonds in conjunction with other sources of financing for affordable housing projects as individual projects are proposed.	2020	The City is the issuer of bonds for multifamily affordable housing projects. It is anticipated that bonds will be issued for the first phases of the 288-unit Mission Cove Project.
Low Income Housing Tax Credit (LITHC)	Utilize LITHC in conjunction with other sources of financing for affordable housing projects as individual projects are proposed.	2020	LITHC will applications will be submitted for the 288-unit Mission Cove Project.
Density Bonus	Continue to implement the Density Bonus Ordinance throughout the plannign period.	2020	The City will encourage density bonus development as an option for new developments.
Inclusionary Housing Program	Continue to implement Inclusionary Housing requirement for new developments of 3 or more units.	20202	As applications are processed, new residential developments of 3 or more units are required to reserve 10% of the units as affordable or pay an in-lieu fee. All residential developments subject to this requirement in 2014 have

			opted to pay the fee.
Facilitate New Affordable Housing Construction	Strive to meet the City's RHNA objectives.	2020	Two new construction affordable housing projects, totaling 320 units are in process.
Section 202	Continue to pursue this highly-competitive funding source for the development of HUD 202 housing units.	2020	Section 202 may be a potential funding source for the 138 senior units in the Mission Cove Project.
Mortgage Credit Certificates	Apply for annual allocation of Mortgage Credit Certificates (MCC) to assist first-time homebuyers.	2020	The City assisted 4 homebuyers with the yearly MCC allocation.
Removal of Government Constraints	Initiate zoning amendments to establish a procedure for reasonable accommodation in zoning standards to meet the housing needs of disabled persons.	2015	The City will complete the necessary amendments to the Zoning Ordinance in 2015.
Monitoring of Potential New Housing Funds	Monitor and pursue new affordable housing funding sources.	2020	The City continues to monitor and support potential affordable housing funding sources.
Rental and Vacancy Surveys	Periodic monitoring of rental housing and vacancy surveys	2020	Surveys are conducted as projects requiring this information are proposed. Housing staff also reviews vacancy levels annually.
Land Write-Downs	Provide financial assistance for land costs in the development of affordable housing projects.	2020	No project involved a land write-down during this reporting period.
Housing Element Monitor/Revision	Prepare annual monitoring reports.	2020	Housing and Planning staff will continue to monitor HE programs and policies and to provide information for the annual HE progress report.
Fair Housing Program	Provide Fair Housing information, make referrals, and explore opportunities to enhance fair housing in the City.	2020	The City contracts annually with Lifeline Community Services to provide Fair Housing services. City staff monitors the contract and receives period reports from Lifeline.
Relocation Assistance	Prepare relocation plans pursuant to the CA Uniform Relocation and Real Property Act.	2020	No project has involved relocation during this reporting period.
Preservation of Affordable Housing Units "At Risk" of converting to Market Rates	Monitor at-risk units and contact owners to negotiate extensions of affordability covenants	2020	The 73-unit HUD 202 Mar Vista El Dorado project is currently in the process of renewing its operating contract with HUD and has received a one-year extension to its original 2014 expiration date to complete the process.

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General Comments: